

057.0

0001

0004.A

Map

Block

Lot

1 of 1

CARD

Industrial

ARLINGTON

APPRaised:

Total Card / Total Parcel

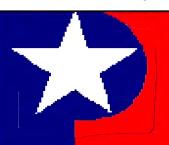
781,900 / 781,900

USE VALUE:

781,900 / 781,900

ASSESSED:

781,900 / 781,900

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
18		BECK RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: 18 BECK ROAD LLC	
Owner 2:	
Owner 3:	
Street 1: 18 BECK RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: WELLS BECK ROAD LLC -
Owner 2: -
Street 1: 18 BECK RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 6,662 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1955, having primarily Conc. Block Exterior and 5085 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z I INDUSTRIA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
Date Result By Name

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

316 Comm. Whs. 6662 Sq. Ft. Site 0 30.5 2.66 CA	540,807	540,800
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Legal Description							
316 6662.000 241,100 540,800 781,900							
Total Card 0.153 241,100 540,800 781,900							
Entered Lot Size							
Total Land: 153.7							
Land Unit Type: 153.7							

PREVIOUS ASSESSMENT							
Parcel ID 057.0-0001-0004.A							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2020	316	FV	241,100	0	6,662.	531,900	773,000
2019	316	FV	221,900	0	6,662.	496,500	718,400
2018	316	FV	221,900	0	6,662.	443,300	665,200
2017	316	FV	221,900	0	6,662.	390,100	612,000
2016	316	FV	322,500	0	6,662.	292,600	615,100
2015	316	FV	146,900	0	6,662.	266,000	412,900
2014	316	FV	146,900	0	6,662.	266,000	412,900
2013	316	FV	146,900	0	6,662.	266,000	412,900

TAX DISTRICT							
Notes							

PAT ACCT.							
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes							

WELLS BECK ROAD	65308-36	5/1/2015		650,000	No	No	
RICCIUTI DENNIS	61399-585	3/15/2013	Private	525,000	No	No	
WESINGER CHARLE	31920-87	10/13/2000		390,000	No	No	4
	12427-30	5/4/1973		53,000	No	No	N

SALES INFORMATION							
Date Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes							

Date Result By Name							
11/23/2018 MEAS&NOTICE PH Patrick H							

3/8/2017 I & E Return EMK Ellen K							
3/23/2016 I & E Return EMK Ellen K							
3/23/2016 SQ Returned EMK Ellen K							
3/13/2009 Measured 197 PATRIOT							
5/8/2000 Meas/Inspect 197 PATRIOT							
12/1/1989 PM Peter M							

Sign: VERIFICATION OF VISIT NOT DATA							
____/____/____							

EXTERIOR INFORMATION

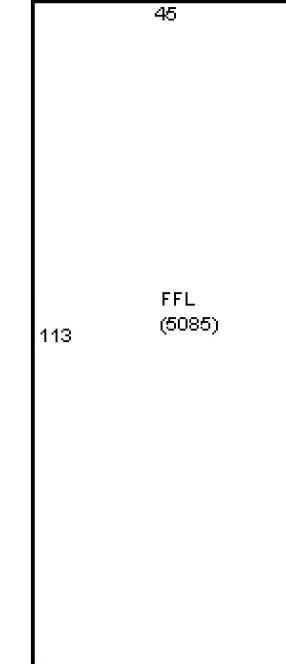
Type:	43 - Warehouse	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	6 - Slab	
Frame:	2 - Steel	
Prime Wall:	21 - Conc. Block	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	2 Rating: Average
A HBth:	Rating:
OthrFix:	Rating:

COMMENTS

RICCIUTI CABINET DESIGN.

SKETCH**GENERAL INFORMATION**

Grade:	B - Good
Year Blt:	1955
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	16
Prim Int Wall:	6 - Average
Sec Int Wall:	
Partition:	A - Typical
Prim Floors:	12 - Concrete
Sec Floors:	5 - Lino/Vinyl
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	7 - Unit Heaters
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	
% Sprinkled:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			
Economic:			
Special:			
Override:			
Total:	40	%	

CALC SUMMARY

Basic \$ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	1.02713633
Adj \$ / SQ:	56.698
Other Features:	5000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390101
Depreciation:	156040
Depreciated Total:	234061
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	7000
Final Total:	241100
Val/Su Net:	47.41
Val/Su SzAd:	47.41

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
64	Mezz-Finish	M	S	1	22X16	A	AV	1960	33.15	B	40	316			7,000		7,000

COMMENTS

RICCIUTI CABINET DESIGN.

SKETCH**IMAGE**

PARCEL ID 057.0-0001-0004.A

AssessPro Patriot Properties, Inc

45

FFL
(5085)

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